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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, PLANNER II *NW*  
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** OCTOBER 1, 2014

**SUBJECT:** Z14-08, PURI FARMS: REQUEST TO REZONE APPROXIMATELY 31.8 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF RIGGS ROAD, WEST OF THE RWCD CANAL AND NORTH OF SAN TAN BOULEVARD, FROM APPROXIMATELY 31.8 ACRES OF SINGLE FAMILY - 15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY TO SINGLE FAMILY - 10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

<b>STRATEGIC INITIATIVE:</b> Community Livability
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To allow the development of a 63 lot residential subdivision development compatible with the current surrounding uses.

### **RECOMMENDED MOTION**

**FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-08, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.**

## **APPLICANT/OWNER**

Company: EPS Group  
Name: Drew Huseth  
Address: 2045 S. Vineyard Ave. Suite 100  
Mesa, AZ 85210  
Phone: 480-503-2250  
Email: [drew.huseth@epsgroupinc.com](mailto:drew.huseth@epsgroupinc.com)

Company:  
Name: Veena & Hari Puri  
Address: 3243 E. Wildwood Dr.  
Phoenix, AZ 85048  
Phone: 510-427-6011  
Email: [hcpuri@hotmail.com](mailto:hcpuri@hotmail.com)

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
<i>December 19, 2006</i>	The Town Council adopted Ordinance No. 1880 (A06-66) and annexed approximately 156.5 acres including the subject site into the Town of Gilbert.
<i>March 6, 2007</i>	The Town Council adopted Resolution No. 2749 and Ordinance No. 1917 (GP06-12 and Z06-97) that changed the land use and zoning designations for 68.11 acres for the Reserves at Val Vista I and II, including the 31.8 acre subject site (Reserves at Val Vista II) changing the zoning designation from Maricopa County Rural 43 to Town of Gilbert SF-15 PAD.
<i>March 25, 2008</i>	The preliminary plat for the Reserves at Val Vista II, on the subject site was adopted by the Planning Commission.
<i>August 6, 2014</i>	The Planning Commission reviewed Z14-08, Puri Farms PAD at the study session.

### **Overview**

The proposed amendment consists of approximately 31.8 acres in the Single Family-15 (SF-15) PAD zoning district located south of Riggs Road and west of the RWCD canal and north of San Tan Blvd, which was rezoned in 2007 and preliminary plat adopted in 2008 as the Reserves at Val Vista II subdivision. The applicant is now requesting to rezone the subject site from the SF-15 PAD zoning district for 42 residential lots with 20,000 sq. ft. minimum lot area, to the SF-10 PAD zoning district for a residential subdivision consisting of 63 residential lots a minimum of 12,600 sq. ft. in area. The applicant is also requesting some deviations from the conventional SF-10 in the LDC, as noted below in the Site Development Standards Table below.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 0-1 DU/Acre	Single Family Residential 15 (SF-15) PAD	Undeveloped
South	Residential > 1-2 DU/Acre	Single Family-35 (SF-35)	Undeveloped
East	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	RWCD Canal
West	Residential > 0-1 DU/Acre	Maricopa County Rural 43	Large lot county residential lots
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Undeveloped

**Site Development Standards:**

	<b>Existing SF-15 PAD for Reserves at Val Vista II (Z06-97)</b>	<b>LDC Conventional SF-10</b>	<b>Proposed Development for Puri Farms (Z14-08) SF-10 PAD</b>
Zoning District:	SF-15 PAD	SF-10	SF-10 PAD
Number of Lots/ Density	42 lots (1.32 DU/ Acre)	N/A	63 lots (1.98 DU/ Acre)
Minimum Lot Area (sq. ft.)	20,000 sq. ft.	10,000 sq. ft.	12,600 sq. ft.
Minimum Lot Dimensions (ft.)	120' x 160'	85' x 110'	<b>90' x 140'</b>
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories	30'/ 2-stories
Setbacks:			
Front Yard	30'	25'	25'
Side Yard	10'/20'	10'/10'	10'/10'
Rear Yard	30'	30'	30'
Lot Coverage	35% single story 35% two/ three-story	45% single story 40% two/ three-story	45% single story 40% two/ three-story

*\* Modified internal street cross-section requested – 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE.*

**CONFORMANCE WITH GENERAL PLAN**

The proposed development is located within the Santan Character Area and will remain under the density threshold of 1-2 DU/acre with 63 lots on 31.8 acres for a density of 1.98 DU/ Acre, in conformance with and implementing the General Plan since it:

- Would help to create a neighborhood with an identity that complements Gilbert's heritage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.
- Makes use of a site that has limited access and not located on an arterial street frontage.

## **REZONING**

The rezoning proposes to develop a residential subdivision that still offers large lots compatible with the land use designation on the subject site and the surrounding parcels. The most significant change being requested is the combination of increasing the maximum number of lots on the 31.8 acre subject site from 42 lots to 63 lots as well as reducing the minimum lot sizes from 20,000 sq. ft. minimum to 12,600 sq. ft. minimum lots. The deviations from the Single Family-10 (SF-10) zoning district requested (see Site Development Standards Table) would likely be acceptable to staff..

The main access to the subject site would be via the 156<sup>th</sup> Street alignment, which will fully-improved by the developer from Riggs Road to the northern portion of subject site, in accordance with the required Town street detail. The 156<sup>th</sup> Street improvements will incorporate access points to maintain the access for the existing large lot residential homes located north and east of the Puri Farms site. The proposed Development Plan for Puri Farms will utilize two (2) access points in total with a secondary/ emergency access point anticipated to be provided to the south, across an RWCD easement into future residential development (The Reserves at Val Vista, Z14-13). This was also the original design of the Reserves at Val Vista I and II. However, the overall development is now being applied for as two separate projects with the 45 acre Reserves at Val Vista piece (Z14-13, formerly The Reserves at Val Vista I) and the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II).

Open space areas are located throughout the 31.8 acre site, predominantly on the perimeter and through the center of the site to provide both buffering to surrounding large lot residential and a great deal of active open space. There are two main active open space areas located on the north central portion and south western portion of the site, with community amenities that include tot-lot, ramada, and basketball/ sport court that draw people and promote interaction as well as an extensive trail system on the site. The main active open space areas are connected with trails and walkways that also tie into the required 10' wide decomposed granite trail located along the RWCD canal and will tie into the future trail improvements as other residential communities develop, notably the Reserves at Val Vista development to the south.

## **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on June 3, 2014. Comments included access and improvements to 156<sup>th</sup> Street, infrastructure improvements, perimeter walls, and trails.

## **SCHOOL DISTRICT COMMENTS**

The Chandler School District (CUSD) has provided a letter noting that CUSD is able to accommodate the future students associated with the Puri Farms development.

## **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

## **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan, the Santan Character Area, any applicable neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

## **STAFF RECOMMENDATION**

For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-08 rezoning approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard, from approximately 31.8 acres of Single Family - 15 (SF-15) zoning district with a Planned Area Development overlay to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:

- a. Dedication of 156<sup>th</sup> Street, as may be required by the Town Engineer based on final approved engineering plans, shall be provided by the developer to allow safe 2-way traffic circulation to the Property from Riggs Road.
- b. Construction of off-site improvements to 156<sup>th</sup> Street from Riggs Road to the property line, shall be completed in accordance with Town standards prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
- c. Prior to the effective date of this ordinance, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs

the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.

- d. At the written request of Gilbert, Developer shall dedicate and provide all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- e. Developer shall create a Homeowner's Association (HOA) or Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way.
- f. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- g. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- h. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

	Proposed Development for Puri Farms (Z14-08) SF-10 PAD
Minimum Lot Dimensions (ft.)	<b>90' x 140'</b>

- i. The developer shall dedicate a thirty-two (32) foot wide public access easement and construct a ten (10) foot wide meandering stabilized decomposed granite trail along the east side of the site.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'N. Williams', is positioned above the printed name.

Nathan Williams  
Planner II

**Attachments:**

1. Notice of Public Hearing Map
2. Aerial
3. Zoning Exhibit
4. Development Plan Exhibit
5. Project Narrative (7 pages)
6. Past Development Plan for The Reserves at Val Vista II

**Z14-08**

**Attachment 1: Notice of Public Hearing Map**

**October 1, 2014**

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, October 1, 2014\* TIME: 6:00 PM**

**TOWN COUNCIL DATE:**

**Thursday, October 30, 2014\* TIME: 7:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers**

**50 E. Civic Center Drive**

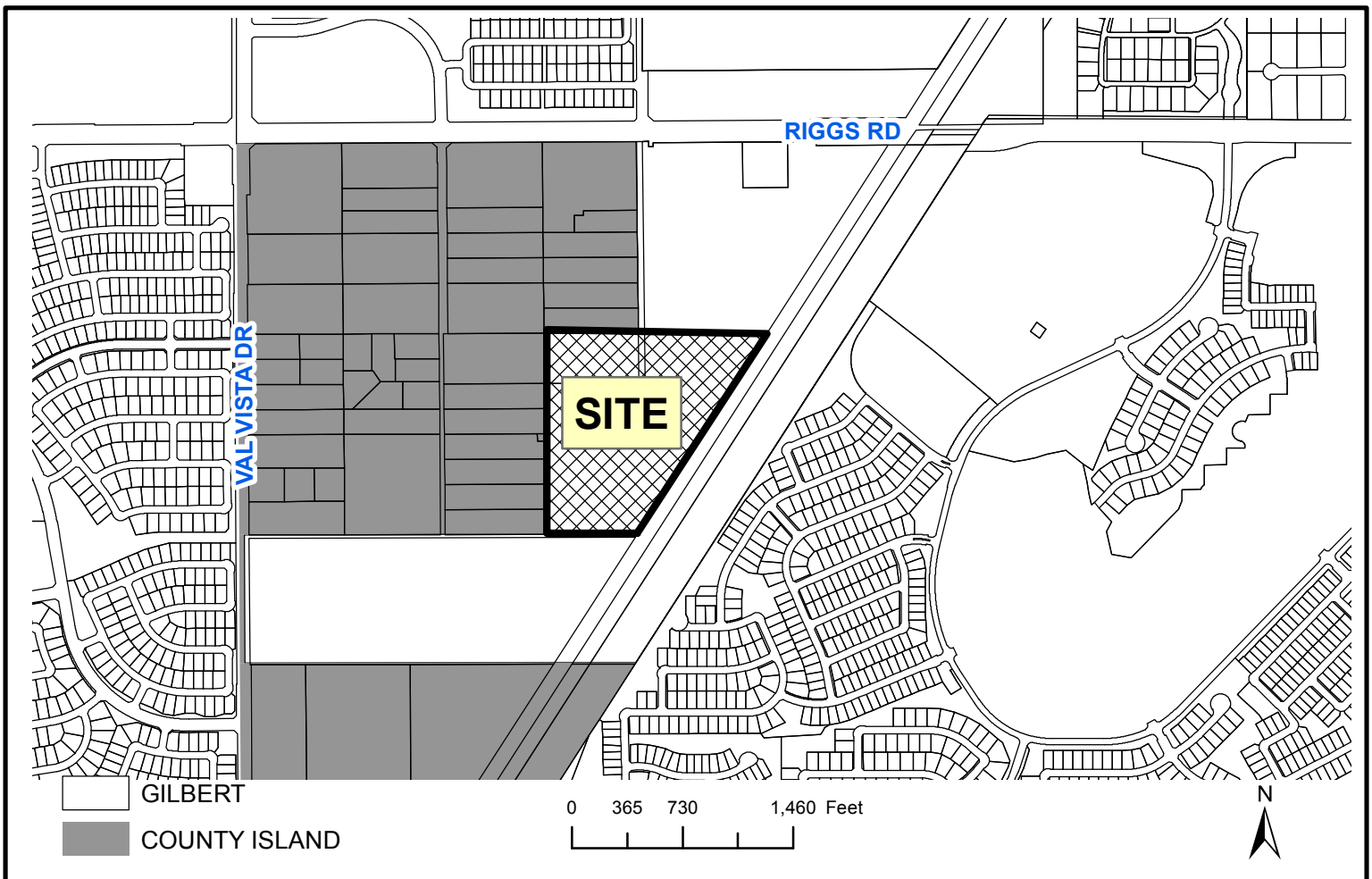
**\* Call Planning Department to verify date and time: (480) 503-6700**

### ***REQUESTED ACTION:***

Z14-08: Request to rezone approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard, from approximately 31.8 acres of Single Family - 15 (SF-15) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district to modify minimum lot area, lot dimensions, and internal street cross-section. The effect of the rezoning will be to allow a residential development with approximately 63 home lots.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### ***SITE LOCATION:***



**APPLICANT: EPS Group**

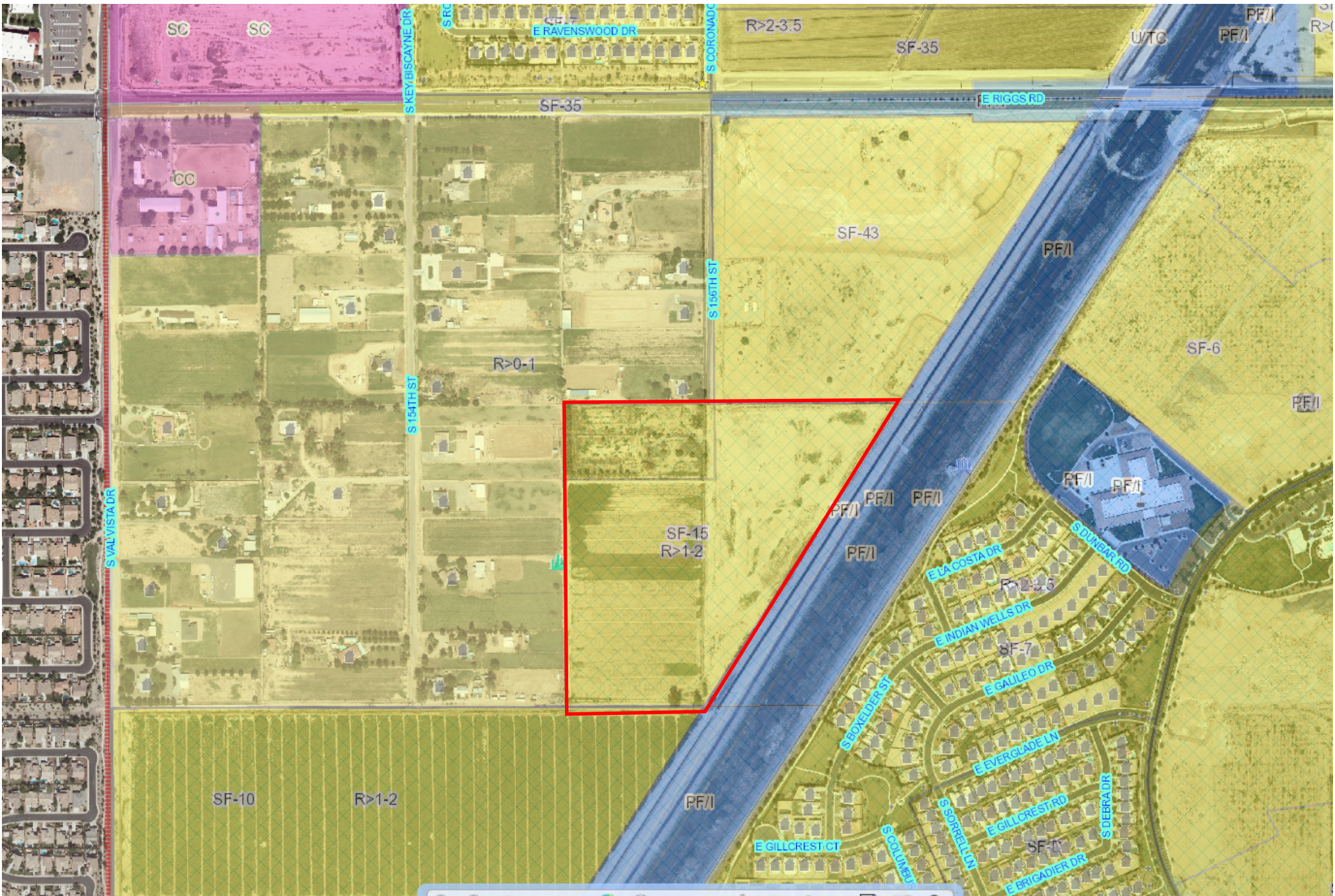
**CONTACT: Drew Huseh**

**ADDRESS: 2045 S. Vineyard, Suite 101  
Mesa, AZ 85210**

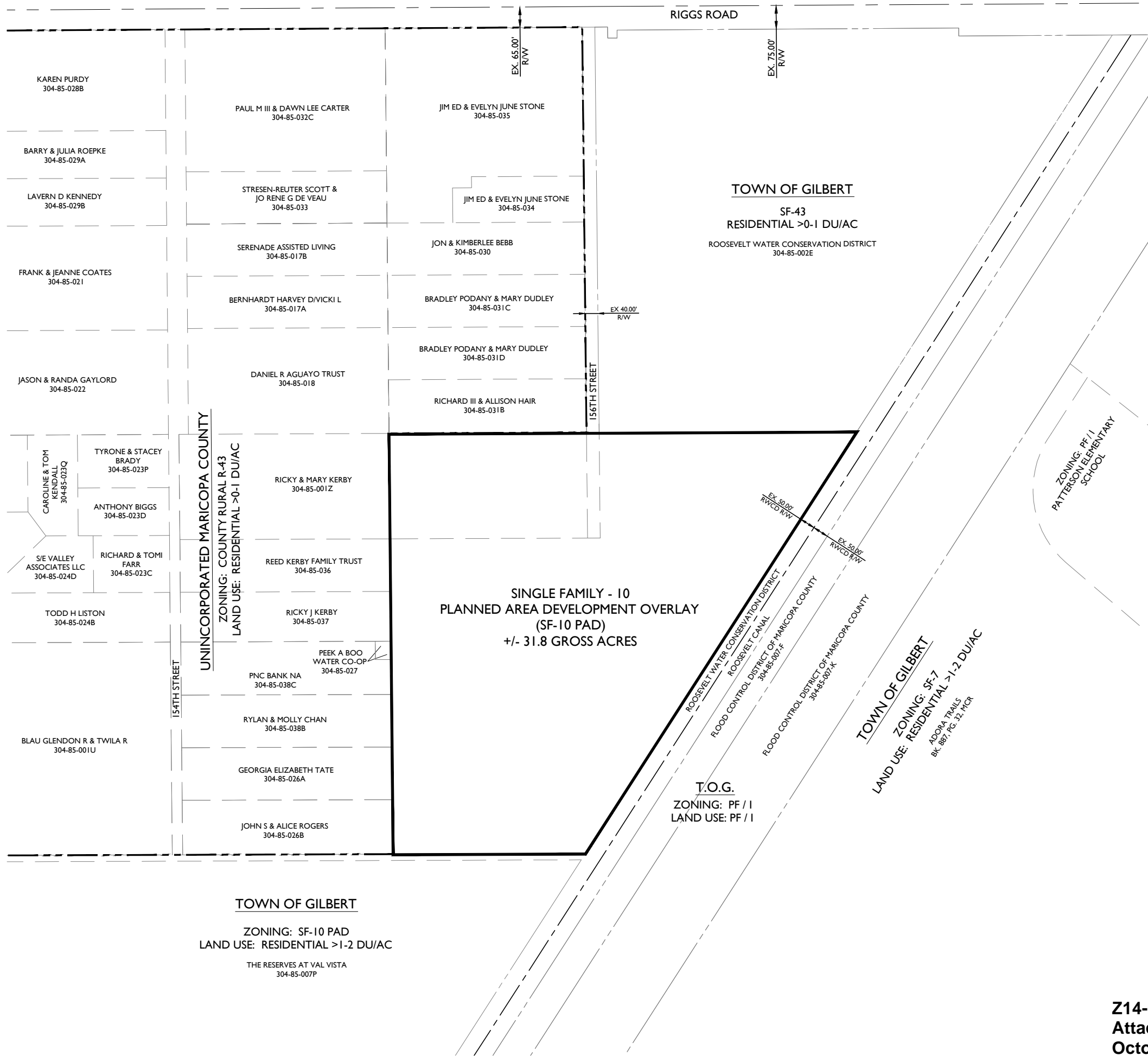
**TELEPHONE: (480) 503-2250**

**E-MAIL: [drew.huseh@epsgruoupinc.com](mailto:drew.huseh@epsgruoupinc.com)**





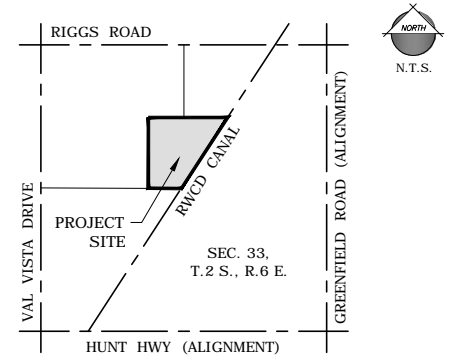




# ZONING EXHIBIT FOR PURI FARMS

A PORTION OF THE NORTH HALF, SECTION 33, T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

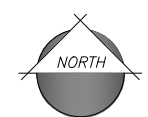
**PROPERTY OWNER**  
DR. HARI PURI  
3243 E. WILDWOOD DRIVE  
PHOENIX, AZ 85048  
TEL: (510)-427-6011  
CONTACT: DR. HARI PURI

**CONSULTANT:**  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH, AICP

## PROJECT DATA

A.P.N. 304-85-011E; 001Q  
CURRENT LAND USE: VACANT / UNDEVELOPED  
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC  
EXISTING ZONING: SINGLE FAMILY-15 PAD (SF-15 PAD)  
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 31.8 ACRES



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**PURI FARMS**  
Gilbert, AZ

**ZONING EXHIBIT**

Project: 14-100

Revisions:

NO.	DATE	DESCRIPTION
1	JUNE 26, 2014	1ST SUBMITTAL
2	SEPTEMBER 8, 2014	2ND SUBMITTAL

Call at least two full working days before you submit.

Best 8.5 x 11 or 11 x 17. 400 STAMP (YES 5040) in Maricopa County (800225-110)

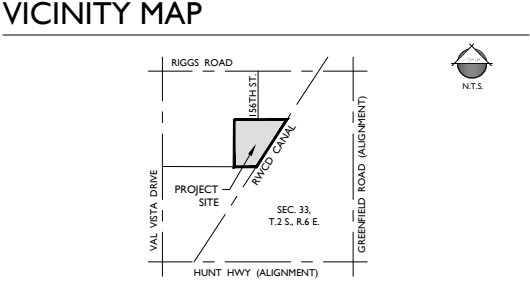
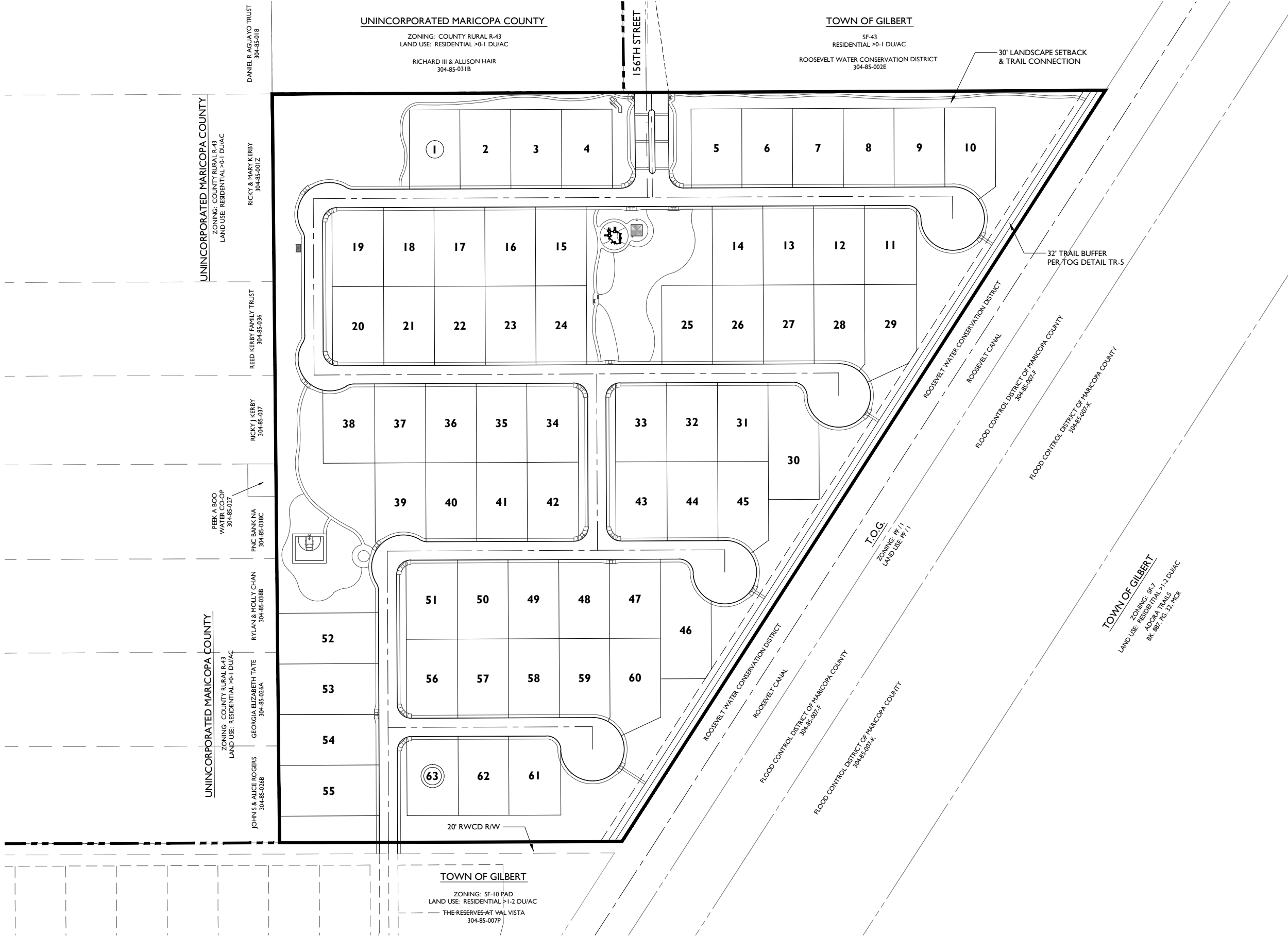
Designer: APH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**14-100**

Z

Sheet No.  
**1**  
of 1



PROJECT TEAM

PROPERTY OWNER: DR. HARI PURI, 3243 E. WILDWOOD DRIVE, PHOENIX, AZ 85048, TEL: (510)-427-6011, CONTACT: DR. HARI PURI

CONSULTANT: EPS GROUP, INC., 2045 S. VINEYARD, SUITE 101, MESA, AZ 85210, TEL: (480)-503-2250, FAX: (480)-503-2258, CONTACT: DREW HUSETH, AICP

PROJECT DATA

A.P.N.: 304-85-011E; 001Q

CURRENT LAND USE: VACANT / UNDEVELOPED

EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC

EXISTING ZONING: SINGLE FAMILY-15 PAD (SF-15 PAD)

PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 31.8 ACRES

LOT SIZE: 90x140

NO. OF LOTS: 63 LOTS

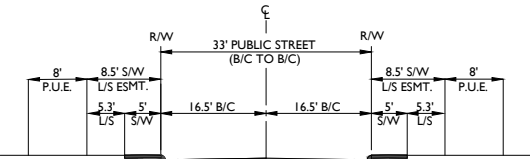
GROSS DENSITY: 1.98 DU/AC

INTERNAL STREET: 33' B/C to B/C

GENERAL NOTES

- PRIMARY ACCESS TO THIS DEVELOPMENT IS VIA 156TH STREET FROM RIGGS ROAD. THIS DEVELOPMENT SHALL DESIGN AND CONSTRUCT THE OFF-SITE IMPROVEMENTS OF 156TH STREET NORTH TO RIGGS ROAD AS APPROVED BY THE TOWN ENGINEER.
- A VEHICULAR ACCESS EASEMENT COINCIDING WITH PEPPERTREE DRIVE ACROSS THE 20' RWCD RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE SHALL BE RECORDED BY SEPARATE INSTRUMENT. THIS WILL ALLOW ANCILLARY ACCESS BETWEEN THIS DEVELOPMENT AND THE RESERVES AT VAL VISTA DEVELOPMENT TO THE SOUTH.

PUBLIC STREET CROSS SECTION



Puri Farms

**PAD Rezoning & Preliminary Plat Narrative**

South of Riggs Road and 156<sup>th</sup> Street

1<sup>st</sup> Submittal: July 1, 2014

2<sup>nd</sup> Submittal: September 11, 2014



**Property Owner**

Dr. Hari Puri  
3243 E. Wildwood Drive  
Phoenix, AZ 85048  
Tel: 510.427.6011  
Contact: Dr. Hari Puri

**Applicant**

EPS Group, Inc.  
2045 S Vineyard Ave, Suite 101  
Mesa, AZ 85210  
Tel: 480.503.2250  
Contact: Drew Huseh, AICP

**Introduction**

The subject site that is contained in this request is located south of the Riggs Road and 156<sup>th</sup> Street intersection. This site consists of approximately 31 acres and is Maricopa County Tax Assessor Parcel Numbers (APNs) 304-85-011E; 001Q. This application submittal consists of two requests. The first is for a Rezoning from the current zoning classification of Single-Family-15 with a Planned Area Development Overlay (SF-15 PAD) to Single-Family-10 with a Planned Area Development Overlay (SF-10 PAD). The PAD overlay is to illustrate a residential development layout for 63 single-family residential lots and to provide public street section details for the internal local residential streets. The second request is for review and approval of a Preliminary Plat and Open Space Plan for 63 lots. The effect of these entitlement approvals is to allow for the development of a single-family residential development totaling 63 lots.

Project Data	
<b>A.P.N.</b>	304-85-011E; 001Q
<b>Current Land Use</b>	Vacant / Undeveloped
<b>Existing General Plan Land Use Designation</b>	Residential > 1-2 DU/Ac.
<b>Current Zoning District</b>	Single Family-15 PAD (SF-15 PAD)
<b>Proposed Zoning District</b>	Single Family-10 PAD (SF-10 PAD)
<b>Gross Area</b>	+/- 31.8 Acres
<b>Net Area</b>	+/- 31.8 Acres
<b>Lot Size</b>	90x140
<b>Total No. Lots</b>	63 Lots
<b>Gross Density</b>	1.98 DU/Acre
<b>Open Space</b>	+/- 8.66 Acres
<b>Internal Streets</b>	Public – defined as back-of-curb



### **Background**

***December 19, 2006***

Town Council adopted A06-66 (Res. 1880) to annex the approximate 156.59 acre of land near Val Vista Drive and Riggs Road including this site.

***February 7, 2007***

The Planning Commission recommended approval of GP06-12 and Z06-97, The Reserves at Val Vista II

***March 6, 2007***

Town Council adopted Resolution No. 2749 changing the land use designation from Residential >0-1 DU/Acre to Residential >1-2 DU/Acre and Ordinance No. 1917 establishing Single Family-15 with PAD for The Reserves at Val Vista II.

***July 11, 2007***

The Planning Commission approved S07-04, the Preliminary Plat of The Reserves at Val Vista II.

As noted in the summary above, the Town of Gilbert most recently approved a Preliminary Plat to permit the development of a 42-lot subdivision, which has since expired. The property ownership has been proactively attempting to develop the property as originally approved, but the development plans are not feasible and as a result, all development plans have been terminated. In order to put this site to a contributing use and to enable the property to be developed as proposed by the development team, new entitlements must be approved. The proposed residential development will be a very positive addition that is in compliance with the intent and goals of the Santan Character Area.

### **Surrounding Land Uses**

This development is uniquely located and isolated by existing single family residences and the RWCD Canal/Maricopa Floodway. The property is specifically located west of the RWCD Canal and Maricopa Floodway, south of Riggs Road, and north of the Santan Boulevard alignment. Surrounding uses to the west not yet within the Town of Gilbert include low density residential lots of one acre.

<b>Surrounding Existing Use and Zoning Designations</b>		
	<b>Existing Use</b>	<b>Existing Zoning</b>
<b>North</b>	Large-Lot Single Family Residences; and Undeveloped/Vacant RWCD Parcel	Maricopa County Rural-43; and Town of Gilbert SF-43 (RWCD Parcel)
<b>East</b>	RWCD Canal; Maricopa Floodway; and Adora Trails Subdivision	Town of Gilbert PF/I; (RWCD / Maricopa Floodway); and SF-7 PAD (Adora Trails)
<b>South</b>	20' RWCD Right-of-Way; and The Reserves at Val Vista Subdivision	SF-10 PAD
<b>West</b>	Large-Lot Single Family Residences	Maricopa County Rural-43

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## **Land Use**

The Town of Gilbert Land Use Map designates the site as Residential >1-2 du/ac and is located within the Santan Character Area. The Santan Character Area is a geographical area in the Town of Gilbert that was envisioned as a combination of rural residential development and suburban neighborhoods. The majority of the Santan area is planned for residential development ranging from 0-1 du/acre and 2-3.5 du/acre. The proposed residential development is in compliance with Residential >1-2 land use designation for the site and provides a housing opportunity between the 0-1 and 2-3.5 land use designations. **The proposed entitlement applications further supports the Santan Character guidelines and policies:**

- Will help to create a neighborhood with an identity that complements Gilbert's heritage.
- Makes use of a site that has limited access and not located on an arterial street frontage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.

### **Provide substantial buffering between different land uses and densities.**

- Utilize distance separation, walls, drought tolerant landscaping and streets to buffer dissimilar land uses.
- Encourage agricultural themes within the buffer area for residential and commercial development.

### **Adapt canals, laterals, washes and floodways for recreation and trails.**

- Utilize natural and manmade corridors for open space areas.

### **Plan an area-wide trail/pathway system.**

- Provide links and access trails to equestrian and hiking areas.
- Promote a multi-use trail connection from the Santan Area to Santan Regional Park.
- Design corridors utilizing existing washes canals and arterials.
- Coordinate the trail system with neighboring communities.
- Locate private parks and open spaces with adequate access to trails and canals.

Puri Farms implements and is consistent with the Santan Character Area Plan and Residential>1-2 DU/Ac General Plan Land Use designation.

## **Development Plan**

The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.



The development consists of 63 residential lots, which are minimum 90'x140', 12,600 sq. ft. The proposed lot sizes and areas exceed Town Land Development Code (LDC) requirements for the SF-10 zoning district. The overall gross density is 1.9 du/ac and is within the approved General Plan land use designation.

While an increase to the General Plan allowable density is not proposed, we recognize that we are decreasing the sizes of the lots while also adding 21 units to the development. This increase in unit count is necessary and is in compliance with the Town of Gilbert Land Use designation of 1-2 du/ac for the site. The originally approved 42-lot subdivision was designed to include on-lot retention, which was in compliance with Town policies at the time. However, Town subdivision drainage guidelines and requirements have changed and on-lot retention for the previously approved 42-lot development is no longer allowed. The 42-lot development plan is not practical. This is actually a good thing, because it has mitigated and eliminated the potential drainage impact on individual lots. Most significantly, it has provided the opportunity to incorporate more active and passive open space areas. This has resulted in more than 27% open space for the community, more than double what is required, but leaves significantly less area for the design of lots, which results in this approval request to reduce the lot size that was previously approved. With that being said, we recognize the unincorporated Maricopa County acreage properties to the west and north; and, therefore, incorporated significant open space buffers along the west and north perimeters. The proposed landscape setbacks and buffers provided are a significant upgrade from the previous approval that incorporated no open space openings with access to parks, trails and canals.

### **Development Standards**

In the developed condition, Puri Farms will conform to the Town of Gilbert LDC standards for the Single Family-10 (SF-10) zoning district. No modifications to the LDC Zoning Development Standards are proposed. The Planned Area Development (PAD) overlay request is to illustrate and ensure the conformance to the development of 63 single-family residential lots and to provide a public street section detail for the internal local residential streets.

### **Circulation**

The existing circulation system of the area supports a 63-lot single-family development at this location. Primary access into the development is provided from 156<sup>th</sup> Street (Coronado Road), which connects and intersects with Riggs Road to the north. A street cross section for 156<sup>th</sup> Street is detailed on the enclosed preliminary plat. This development will also connect with the Reserves at Val Vista development to the south for a secondary point of ingress/egress. As previously mentioned, a primary component of the Planned Area Development (PAD) overlay request is to provide a public street section detail for the internal residential local streets. All internal streets will be defined as a 33-foot back of curb to back-of-curb public right-of-way with an 8.5 foot landscape/sidewalk easement and an 8-foot P.U.E., which is in conformance with Town of Gilbert standards. A street cross section for the internal local residential streets is detailed on the enclosed preliminary plat.



### **Open Space and Trails**

The open space plan for Puri Farms will provide approximately 8.66 acres (27%) of total open space, which is significantly more than the Santan Character Area Plan requirement of 10%. Two trail segments are proposed. A 32-foot trail section is proposed along the western edge of the RWCD canal which implements the Town's Central Trail, and a 5-foot internal trail has been incorporated along the north perimeter for overall neighborhood connectivity.

Generous open space is provided to meet the Santan Character Area Goal of a rural appearance in the form of large landscape setbacks and buffers. Open space and entry monumentation at the entry provides an attractive sense of arrival and pleasant landscape streetscape into the neighborhood. Interior open space includes active and passive play areas that are connected to the trail system within the development. The open space included in this project will be reviewed and approved by the Design Review Board as this development is greater than 20 acres.

### **Public Utilities and Services**

These Rezoning and Preliminary Plat requests will not adversely affect the ability of the Town to provide municipal services. Similarly, these requests will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public services and the provider for Puri Farms:

Water	Town of Gilbert
Sewer	Town of Gilbert
Electric	Salt River Project
Gas	Southwest Gas Company
Telephone	CenturyLink / Cox Communications
Cable Television	CenturyLink / Cox Communications
Police Protection	Town of Gilbert
Fire/Ambulance	Town of Gilbert
Solid Waste	Town of Gilbert
School District	Chandler Unified School District

### **Roosevelt Water Conservation District**

A meeting with Roosevelt Water Conservation District (RWCD) was held on July 10, 2014. The purpose of the meeting was to discuss three (3) points of interest between this development and irrigation facilities. First, both the newly re-designed Puri Farms and Reserves at Val Vista developments maintain the local street connection originally approved as part of the development plans for Puri Farms (aka Reserves at Val Vista II) and the Reserves at Val Vista, crossing the existing 20' RWCD right-of-way. As originally proposed in 2007, a vehicular access easement across the 20' RWCD right-of-way along the south property line shall be recorded by separate instrument. This will allow ancillary access between this development and the Reserves at Val Vista development to the south. Second, existing irrigation easements on the site provide irrigation water to the existing large lot residences to the west and north. ***Puri Farms will not eliminate irrigation water services to any adjacent residential property***





**owners.** The preliminary plat identifies two locations where irrigation services will be routed through the development. One 20' irrigation easement located along the south property boundary of the site will ensure irrigation service from the RWCD canal to the property owners located to the west of the development. A second 15' irrigation easement located along the north property line of the site will ensure delivery of irrigation water from the RWCD canal to the property owners adjacent to the north along 156th Street. The proposed locations of these irrigation easements are consistent with the original development plans previously approved. Lastly, primary access to Puri Farms is via 156<sup>th</sup> Street from Riggs Road. 156<sup>th</sup> Street currently has an existing 40' right-of-way and construction documents. Puri Farms shall design and construct the off-site improvements of 156<sup>th</sup> Street north to Riggs Road as approved by the Town Engineer. The development team is currently working with the Town Engineer and RWCD to determine the ultimate design of 156<sup>th</sup> Street as part of the Preliminary Plat.

### **Infrastructure**

Puri Farms will connect to an existing 12" water main at the intersection of Riggs Road and 156<sup>th</sup> Street, and extend an 8" water main to the development. A looped water system west to Val Vista Drive will be required. To do this, a 12" water line extension south from Riggs Road will be required. If construction of this development and the adjacent proposed Reserves at Val Vista development cannot proceed at the same time, whichever development is constructed first will be required to provide a looped water system. The onsite water system will require an 8" line size. The onsite line sizes will be designed to maintain adequate operating pressures and flows to serve both the firefighting and domestic water needs for the development.

Sewer Service will connect to an existing 18" main at the intersection of Riggs Road and 156<sup>th</sup> Street, and extend an 8" main from the intersection to the development. This service area is designated and improvements made in accordance to the sewer study for the West Santan Area of the Town of Gilbert. The onsite sewer will require an 8" line size.

### **Maintenance of Streets and Common Areas**

A Homeowner's Association (HOA) will be created to own, manage, and maintain all common areas and open space facilities. In addition to these tracts, the HOA will assume the maintenance responsibility for landscaping within the public right of way. All streets will be constructed in accordance with the Town of Gilbert minimum standards, and the Town will be responsible for maintenance of the public streets. All landscaped tracts, open space, retention areas and trail systems will be built and maintained by a homeowners' association. All streets within the development will be public.

### **Residential Architecture**

Building elevations and floor plans have not been provided at this time as the project is in the preliminary design phase. Final architectural elevations, floor plans and details will be provided for the Town's consideration and Design Review action prior to a request for building permits for any of the residential units. Building architecture will be consistent with the Town's Residential Architectural Design Guidelines.



**Public Participation**

A neighborhood meeting was conducted on Tuesday, June 3, 2014 at the Chandler Public Library Basha Branch. The purpose of the meeting was to provide a means for the surrounding neighbors and homeowners associations to review preliminary development proposals and for the applicant to solicit input and exchange information about the proposed development. All required mailing notifications, a meeting summary and list of attendees is included in this application.

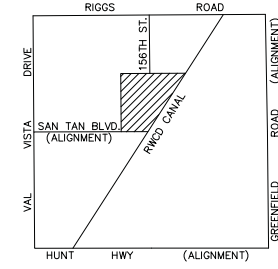
**Conclusion**

The approval of the PAD Rezoning and Preliminary Plat will put this site to a contributing use and initiate development of a single-family residential subdivision totaling 63 lots that is in compliance with the Town's land use designation for the site. This proposed development provides an opportunity for the Town to increase compatible single-family residential development to the area. We respectfully request approval from the Town of Gilbert for the requested PAD Rezoning and Preliminary Plat application submittals.



CONCEPTUAL DEVELOPMENT PLAN  
FOR  
THE RESERVES AT VAL VISTA II

A Portion of the North Half of Section 33, Township 2 South, Range 6 East of the Gila  
& Salt River Base & Meridian, Maricopa County, Arizona



PLANNER/ ENGINEER

EPS GROUP INC.  
2150-I S. COUNTRY CLUB DR. STE 22  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258

DEVELOPER/ OWNER

DR. HARI PURI  
I PURI COURT  
PLEASANTON, CA 94588  
TEL: (510) 427-6011  
FAX: (925) 484-3769

LOT MATRIX		
Lot Numbers	Min Lot Dimensions	
1-3	125 x 190	
4-8, 16-33	120 x 190	
9-15	130 x 190	
34-42	120 x 168	

THE RESERVES AT VAL VISTA II DEVELOPMENT DATA							
Proposed Land Use	Acres		General Plan Classification		Zoning Districts		
	Gross	Net	Current	Proposed	Current	Proposed	
Residential	31.84	31.84	Residential > 0-1 DU/ac	Residential > 1-2 DU/ac	County Rural-43	SF-15 PAD	
Min. Lot Width	Min. Lot Depth	Min. Lot Area	Minimum Setback		No. of Lots	Gross Density	Open Space Landscape Area
120'	160'	20,000 sq.ft.	30'	10'/20' Min. bldg separation 30'	30'	42	1.32 DU/ac 5.41 AC. 17% of Net Area



Z14-08  
Attachment 6: Past Development Plan for  
The Reserves at Val Vista II  
October 1, 2014

**eps group, Inc.**  
Engineers, Planners & Surveyors  
2150-I S. Country Club Dr., Ste. 22, Mesa, Arizona 85210  
Phone (480) 503-2250 Fax (480) 503-2258

**THE RESERVES AT VAL VISTA II**

**CONCEPTUAL DEVELOPMENT PLAN**

Revisions:

NOVEMBER 13, 2004 - PAD REZONING SUBMITTAL
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Design: APH  
Drawn by: APH

Job No.  
**06-008**

Sheet No.  
**1 of 1**